



23 GRANGE CLOSE

GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
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Goring & Streatley Train Station (London Paddington within the hour)

♦ Reading 11 miles (London, Paddington 27 minutes) ♦ M4 (J12)

11 miles ♦ M40 (J6) 14 miles ♦ Henley on Thames 12 miles ♦

Oxford 19 miles ♦ Wallingford 8 miles

(Distances and times approximate)

Situated in a quiet corner of a favoured Close in the established heart of the village within easy level walking distance of the central High Street shops and amenities, riverside and country walks, and for the mainline station providing access to London Paddington in under the hour.

A 2 bedroom house of contemporary design occupying an advantageous and quiet position, providing well-proportioned accommodation of approximately 957 sq ft with a delightful mature garden and with the River Thames only a short walk away. Over 65 year olds only.

♦ Driveway

♦ Covered Front Porch

♦ Reception Hall

♦ Sitting Room

♦ Conservatory

♦ Kitchen

♦ Cloakroom

♦ Landing

♦ 2 Double Bedrooms

♦ Family Bathroom

♦ Mature & Secluded Gardens

♦ Over 65 year olds only



SITUATION

Goring on Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downs opposite above the village of Streatley, the area known geographically as the 'Goring Gap' and designated an 'AONB'.

In 2010 Goring was awarded the prestigious "Oxfordshire Village of the Year" and also the coveted "South of England" title. Local amenities include an excellent range of interesting shops, a bank, restaurants and riverside café, boutique hotel, two olde worlde inns, health centre, veterinary practice, dentist, library, and importantly a mainline station providing fast commuter services up to London (Paddington) in well under the hour. There is also an extensive selection well revered state and private schooling in the surrounding area. The central village 'Conservation Area' has a wealth of architecturally interesting properties, many listed and dating from around the 16th Century. Historically Goring traces back to Saxon times.

Streatley on Thames, on the Berkshire side of the river, is another picturesque village surrounded by hills and woodlands now mainly owned by the National Trust. Fronting onto the river by the bridge crossing over to Goring is the luxury 4 star riverside hotel the Swan renowned for its fine cuisine and leisure and fitness facilities.

Grange Close is a quiet and much favoured cul-de-sac off Manor Road and very conveniently situated, being within easy level walking distance of the central High Street shops and amenities as well as for the scenic Riverside. At the further end of the cul-de-sac just a stone's throw from the property a footpath leads down to the River Thames and towpath.

PROPERTY DESCRIPTION

Built in early 1960's, the house has a contemporary design with spacious room proportions which offer flexible living accommodation of approx. 957 sq ft. The ground floor provides an Entrance Hall, Cloakroom, Sitting Room/Dining Room, Kitchen, Conservatory. To the first floor are two large Bedrooms and a family Bathroom. The house offers potential for modernisation subject to relevant permissions.

Ideally located, the property is further complimented by the close proximity to the village centre and the ease of access to shops, restaurants, river and mainline railway station providing access to London Paddington in under the hour.

OUTSIDE

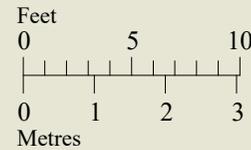
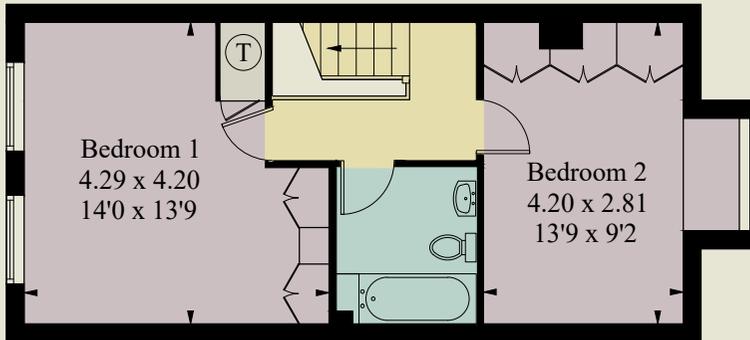
The house stands back with an open plan frontage. An entrance drive provides off road parking. To the opposite side is gated access to the rear, and a timber store shed.

The rear garden is well secluded. Mainly with fenced side boundaries and mature hedging on the rear boundary. A terrace spans the rear of the house affording 'Al Fresco' dining overlooking the private garden.

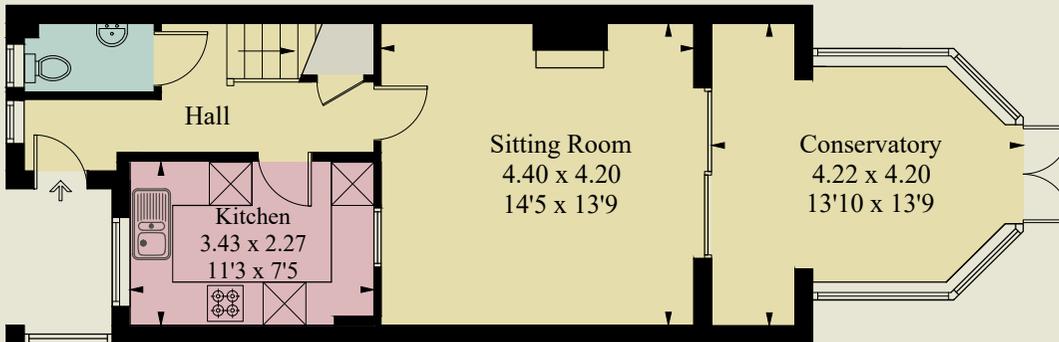


23 Grange Close, Goring-on-Thames, Oxfordshire, RG8 9DY

Approximate Gross Internal Area = 89 sq m / 957 sq ft



First Floor



Ground Floor

CREATESPACE DESIGN ref 294

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

GENERAL INFORMATION

Services: All Mains services are connected. Central Heating and Hot Water from gas fired boiler.

Council Tax: C

Energy Performance Rating: 63 | D

Postcode: RG8 9DY

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

Strictly by prior appointment through Warmingham & Co

DIRECTIONS

From our offices in the centre of Goring turn left proceed down the High Street and then left again into Manor Road opposite the Miller of Mansfield. Follow the road round to the left by the John Barleycorn and then continue straight across to the further part of Manor Road. In approximately 50 yards turn right into Grange Close and Number 23 will be found around to the right shortly after entering the close.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com